

Before the Board of Zoning Adjustment, D. C.

Application No. 11375, of Louis Kabran, pursuant to Section 8203.1 of the Zoning Regulations, for a continuance of a parking lot at 5001 New Hampshire Avenue, N.W., Lots 12-16, Square 3403 as provided by Section 3101.44 of the Zoning Regulations.

HEARING DATE: July 18, 1973

EXECUTIVE SESSION: July 24, 1973

FINDINGS OF FACT:

1. The property is located in an R-5-A District.
2. The property is utilized as a parking lot serving a small neighborhood shopping center.
3. The lot has existed for approximately thirty (30) years.
4. The lot accommodate approximately 60 automobiles.
5. The Department of Highways and Traffic offers no objection to the continued use of this property lot.
6. No opposition was registered.

CONCLUSIONS OF LAW:

Based on the above Findings of Facts the Board is of the opinion that the continuation of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of two (2) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming a all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping plans must be approved by the Department of Highways and Traffic.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Permit shall not be issued until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

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ORDERED:

THAT THE ABOVE APPLICATION SHOULD BE CONDITIONALLY
GRANTED FOR TWO (2) YEARS.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: James E. Miller
JAMES E. MILLER
Secretary of the Board

FINAL DATE OF THE ORDER:

SEP 6 1973

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX
MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY
PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF
THIS ORDER.